LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

P.A.S.: Special Permit #1913 - Heritage Lakes CUP **DATE:** February 20, 2002

Preliminary Plat #01004

PROPOSAL: To create 124 lots with 134 units of housing.

WAIVER REQUESTS: Lot depth

Lot area

Required yards for two-family lots

Sidewalks along one side of private roadways

LAND AREA: 54.39 acres, more or less

CONCLUSION: The preliminary plat generally conforms with the Subdivision

Ordinance and the Comprehensive Plan.

The waiver of lot depth permits the outlots along the arterial streets. These outlots promote more green space along the street right of way. The outlot along Pine Lake Road coincides with an existing gas line easement. If the outlots were not present, Design Standards would require a 50% screen from 0 to 6 feet along the length of the property - this is often accomplished using a 6 foot board on board fence adjacent to the sidewalk.

The waiver of lot area under the C.U.P. allows the existence of lots which do not meet the lot area requirement of 6000 square feet. Outlot "E", intended for a subdivision sign, does not meet the lot area requirements. The waiver is appropriate - a subdivision sign does not require the same amount of area as a house.

The adjustments to yards on the two-family housing are acceptable. Outlot "A" provides adequate space between units.

The developer has not provided sufficient justification for the waiver of sidewalks along one side of the private roadway.

Although the wetlands have been mitigated, there is enough space in Outlot "A" and Outlot "B" to avoid impacting some of them - especially those adjacent to Eider Bay.

Special Permit #1913 Preliminary Plat #01004 Heritage Lakes Community Unit Plan

RECOMMENDATION: Community Unit Plan: Conditional Approval

Preliminary Plat: Conditional Approval

Lot depth waiver: Approval Lot area waiver: Approval Yard adjustments: Approval

Sidewalks: Denial

GENERAL INFORMATION:

LEGAL DESCRIPTION: A portion of the remaining portion of Lot 82 I.T., located in the NE 1/4 of Section 23, T10N, R7E of the 6th P.M., Lancaster County, Nebraska, more particularly described on the attached legal description.

LOCATION: S. 98th Street and Pine Lake Road

APPLICANT: Jack Lynch

Olsson Associates 1111 Lincoln Mall Lincoln, NE 68508 (402) 474-6311

OWNER: Heritage Lakes, LLC

5950 Vandervoort Dr. Lincoln, NE 68516

CONTACT: Jack Lynch

Olsson Associates

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Agricultural

SURROUNDING LAND USE AND ZONING:

North: R-3 Acreages and residential South: AG Acreages and fields

East: AG Fields

West: R-3 Future heart hospital (approved by special permit #1939)

Special Permit #1913 Preliminary Plat #01004 Heritage Lakes Community Unit Plan

COMPREHENSIVE PLAN SPECIFICATIONS: This area is shown as Urban Residential in the Comprehensive Plan, with Wetland/Water Bodies along the south boundary.

The goals for future urban residential neighborhoods state:

- Enhance rural and urban neighborhoods through the preservation of their natural environment.
- Increase home ownership opportunities for households of different sizes and income levels. Supplemental statement: Encourage the development of new subdivisions in all areas to increase the supply of buildable lots. (p 44)

HISTORY:

Date when preliminary plat was submitted: April 9, 2001 Date when Planning Director's letter was sent: May 10, 2001 Date when revised preliminary plat was submitted: January 11, 2002

This area was annexed and zoned R-3 Residential on **November 5, 2001**.

The Southeast Lincoln/Highway 2 Subarea Plan was adopted on March 26, 2001.

UTILITIES: To be provided through the annexation agreement for this area.

TOPOGRAPHY: The northern portion of the site drains east and west while the southern portion of the site drains to the south.

TRAFFIC ANALYSIS: S. 98th Street is a public way corridor. Pine Lake Road is designated as a minor arterial in the future.

PUBLIC SERVICE: City of Lincoln Fire and Police.

ENVIRONMENTAL CONCERNS: Filling the wetlands and performing mitigation instead of creating a lot layout which does not encroach upon the wetlands.

ALTERNATIVE USES: Residential housing with a density greater than 2.5 dwelling units per acre.

ANALYSIS:

The proposed Preliminary Plat and Community Unit Plan contain 124 lots and 134 1. dwelling units. Ten dwelling units are currently unassigned.

- 2. The area is zoned R-3 residential and is shown as Residential in the Land Use Plan.
- 3. This plat contains block lengths which exceed subdivision standards. Per §26.23.130(a), block length shall not exceed 1,320 feet between cross-streets, except where a major street, or other man-made barrier, lake, or other natural barrier forms one boundary of a block. (emphasis added) In this case, Block 1 is bounded by a future lake and Block 2 is bounded by two arterial streets, so the deviation is acceptable.
- 4. The Community Unit Plan section encourages creative design and the Comprehensive Plan advocates the preservation of the natural environment. The applicant could, with minor design changes, have significantly less of an impact on the existing wetlands within this development.

COMMUNITY UNIT PLAN CONDITIONS:

Site Specific:

- 1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
 - 1.1 Revise the site plan to show:
 - 1.1.1 Less encroachment upon the wetlands. Shift "Eider Bay" to the west and move the single family attached units to the east. Redesign S. 94th so that it is entirely south of the wetlands.
 - 1.1.2 Connect S. 94th Court to Fischer Drive and rename it as S. 94th Street.
 - 1.1.3 Revise the Public Way Corridor cross section to the satisfaction of Parks & Recreation.
 - 1.1.4 Show the anticipated grade separation at Pine Lake Road and Antelope Creek.
 - 1.1.5 If there are any proposed structures or walkways within the common open space, show them on the site plan.
- 2. This approval permits 134 dwelling units and the following waivers:
 - 2.1 A modification of yards so that structures may be built to the lot lines for the single family attached dwellings.

Special Permit #1913
Preliminary Plat #01004
<u>Heritage Lakes Community Unit Plan</u>

2.2 A wavier to allow lot area less than 6,000 square feet on Outlot "E"

General:

- 3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a revised and reproducible final plan including 5 copies.
 - 3.2 The construction plans shall comply with the approved plans.
 - 3.3 Final Plats shall be approved by the City.

STANDARD CONDITIONS:

- 4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

PRELIMINARY PLAT CONDITIONS:

Site Specific:

- 1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Dimension the public access easement in Outlot "A".
 - 1.1.2 Remove Note 4 from the Landscape Plan. It no longer appears to be relevant.
 - 1.1.3 Rename the North/South cul de sacs S. 95th/S. 96th/S. 97th Court, Bay or Circle.
 - 1.1.4 Glass Ridge Drive should retain its name until it intersects S. 97th Street.
 - 1.1.5 Revise the location of the existing L.E.S. easement to the satisfaction of L.E.S.
 - 1.1.6 Provide utility easements as requested by L.E.S.
 - 1.1.7 A reduced Rural Water District easement and documentation from the Rural Water District that the easement is acceptable.
 - 1.1.8 Use a name other than Eider it is easily confused with Eiger or Elder.
 - 1.1.9 Revise sewer depth to the satisfaction of Public Works & Utilities.
 - 1.1.10 Make Note 16 more general "relocation of existing L.E.S. facilities shall be at owner/developer's expense."
 - 1.1.11 Add a note to the site plan stating that any construction or grade changes in L.E.S. transmission line easement corridors are subject to L.E.S. approval and must be in accordance with L.E.S. design and safety standards.
 - 1.1.12 Revise the approval blocks the City Council approves the C.U.P. and the Planning Commission approves the Preliminary Plat.
 - 1.1.13 Sign the surveyor's certificate.
 - 1.1.14 Label Outlot "C" as Outlot "B" they are connected.
 - 1.1.15 Revise the grading and drainage to accommodate sewer depth which matches those in the annexation agreement for this area.
 - 1.1.16 Revise storm sewers to meet ten-year storm design standards.

Heritage Lakes Community Unit Plan

	<u> </u>
1.1.17	Revise Detention Basin A grading so that it drains to its outlet and basin.
1.1.18	Pine Lake Road serves as the emergency spillway for the detention south of Pine Lake Road. Revise the grading so that all building openings are above the Pine Lake Road low point.
1.1.19	Revise the intersection of Glass Ridge Drive and Fischer Drive so that it meets design standards.
1.1.20	Draw the required sight triangle at all intersections with proposed signs.
1.1.21	Remove the 16 foot wide median in Glass Ridge Road - the lane alignments conflict with Glass Ridge Road on the north side of Pine Lake Road.
1.1.22	Show proposed street east of S. 98 th Street. The lane alignments must match Widgeon Lane.
1.1.23	Revise Heritage Lakes Drive to the satisfaction of Public Works & Utilities.
1.1.24	Show Pine Lake Road and S. 98 th Street as they are to be constructed according to the annexation agreement for this area.
1.1.25	Within 1000 feet of the intersection of Pine Lake Road and S. 98 th Street, provide a 5 foot easement for right-of-way along each street.
1.1.26	Show sidewalks on both sides of all streets and private roadways within this plat.

- 2. The City Council approves associated requests:
 - 2.1 Special Permit #1913
 - 2.2 A modification to the requirements of the land subdivision ordinance to permit lots which have less than 90 feet of depth.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:

- 3.1 Streets, sidewalks, public water distribution system, public wastewater collection system, drainage facilities, ornamental street lights, landscape screens, street trees, temporary turnarounds and barricades, street name signs, and permanent survey monuments have been completed or the subdivider has submitted a bond or an approved escrow of security agreement to guarantee their completion.
- 3.2 The L.E.S. easement has been relocated and the Rural Water District easement has been reduced to allow buildable lots.
- 3.3 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.3.1 To submit to the Director of Public Works an erosion control plan.
 - 3.3.2 To protect the remaining trees on the site during construction and development.
 - 3.3.3 To pay all improvement costs.
 - 3.3.4 To submit to lot buyers and home builders a copy of the soil analysis.
 - 3.3.5 To continuously and regularly maintain street trees and landscape screens.
 - 3.3.6 To complete the private improvements shown on the preliminary plat and community unit plan.
 - 3.3.7 To maintain the outlots and private improvements and plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
 - 3.3.8 To relinquish the right of direct vehicular access to S. 98th Street and Pine Lake Road, except at Glass Ridge Drive and Widgeon Lane.

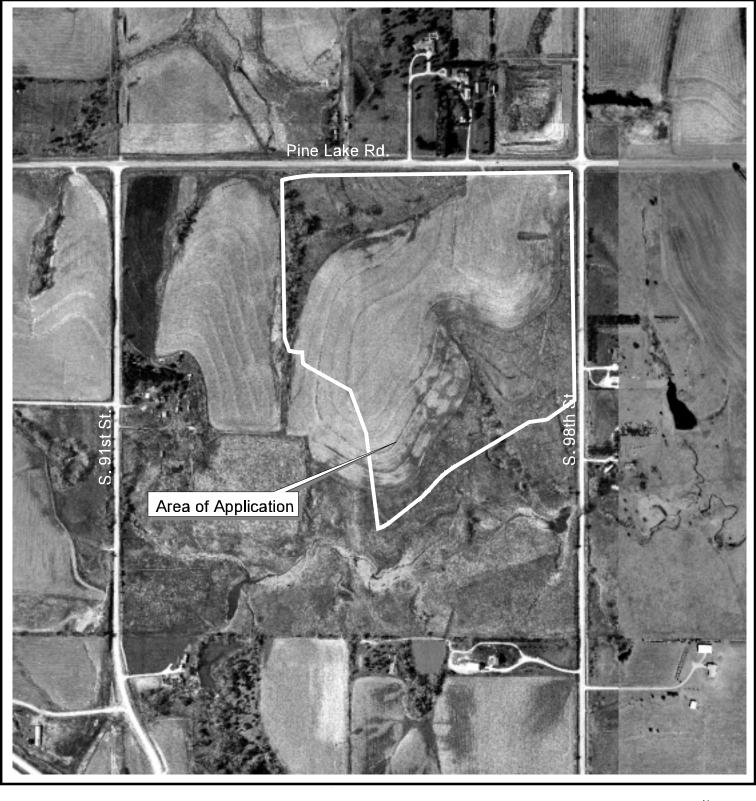
PAGE NO. 9

3.3.9 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.

Prepared by:

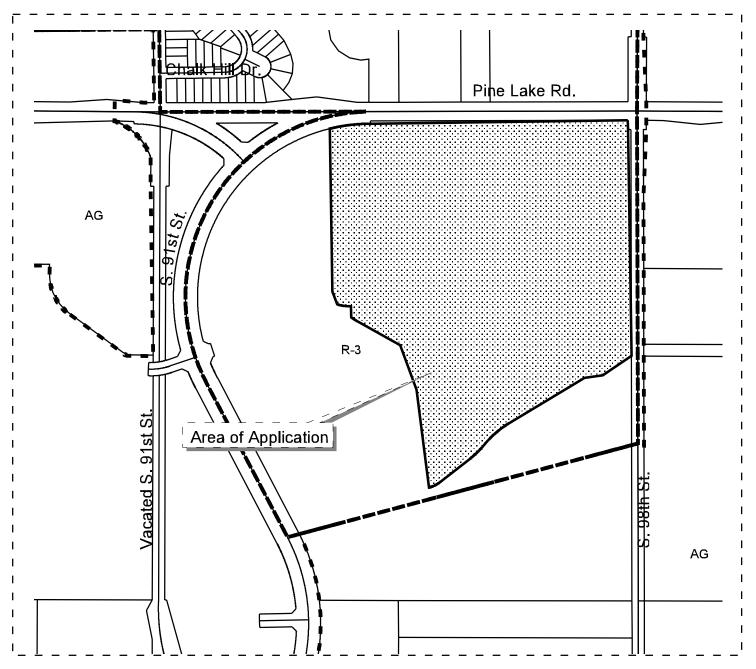
Jason Reynolds Planner

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Preliminary Plat #01004 Special Permit #1913 Heritage Lakes 98th & Pine Lake

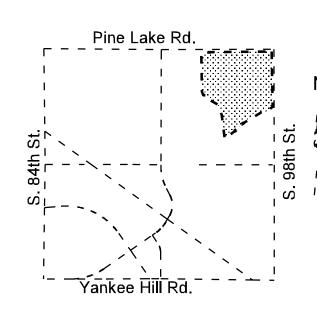


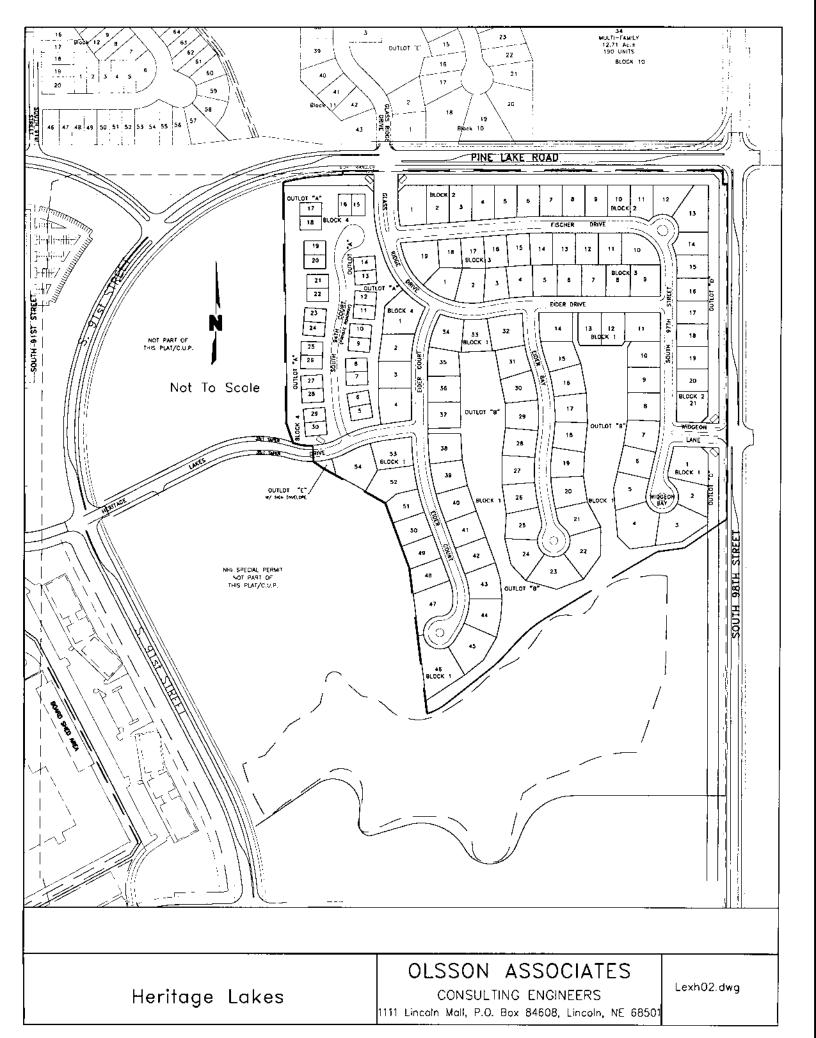


Preliminary Plat #01004 Special Permit #1913 Heritage Lakes 98th & Pine Lake

Zonina:

Zuning.		
R-1 to R-8	Residential District	One Square Mile
AG	Agricultural District	One Square Mile
AGR	Agricultural Residential District	Sec. 23 T9N R7E
R-C	Residential Convervation District	360. 23 13N N/L
0-1	Office District	
0-2	Suburban Office District	
O-3	Office Park District	
R-T	Residential Transition District	
B-1	Local Business District	
B-2	Planned Neighborhood Business District	
B-3	Commercial District	
B-4	Lincoln Center Business District	
B-5	Planned Regional Business District	
H-1	Interstate Commercial District	
H-2	Highway Business District	7 - min or descionding the military
H-3	Highway Commercial District	Zoning Jurisdiction Lines
H-4	General Commercial District	
I-1	Industrial District	•
I-2	Industrial Park District	O(4) (m) (1) (1)
I-3	Employment Center District	City Limit Jurisdiction
P	Public Use District	





LEGAL DESCRIPTION HERITAGE BOUNDARY

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF THE REMAINING PORTION OF LOT 82 I.T., LOCATED IN THE NORTHEAST OUARTER (NE4) OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE REMAINING PORTION OF SAID LOT 82 L.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, SAID POINT BEING 50.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER AND 50.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER, THENCE ON AN ASSUMED BEARING OF SOUTH OO DEGREES 07 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID REMAINING PORTION OF LOT 82 I.T., A DISTANCE OF 50.00 FEET TO A NORTH CORNER OF SAID REMAINING PORTION OF LOT 82 I.T., THENCE NORTH 89 DEGREES 52 MINUTES 45 SECONDS EAST ALONG A NORTH LINE OF SAID REMAINING PORTION OF LOT 82 I.T., A DISTANCE OF 17.00 FEET TO A NORTHEAST CORNER OF SAID REMAINING PORTION OF LOT 82 I.T., THENCE SOUTH 00 DEGREES OF MINUTES 15 SECONDS EAST ALONG A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,218.59 FEET TO A POINT; THENCE SOUTH 55 DEGREES 32 MINUTES 46 SECONDS WEST, A DISTANCE OF 187.02 FEET TO A POINT; THENCE SOUTH 81 DEGREES 57 MINUTES 07 SECONDS WEST, A DISTANCE OF 100.21 FEST TO A POINT; THENCE SOUTH 59 DEGREES 01 MINUTES 51 SECONDS WEST, A DISTANCE OF 474.32 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 153.58 FEET, A DELTA ANGLE OF 17 DEGREES 35 MINUTES 57 SECONDS, A CHORD BEARING OF SOUTH 50 DEGREES 13 MINUTES 52 SECONDS WEST AND A CHORD LENGTH OF 152.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 41 DEGREES 25 MINUTES 54 SECONDS WEST, A DISTANCE OF 42.78 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 91.81 FEET, A DELTA ANGLE OF 10 DEGREES 31 MINUTES 13 SECONDS, A CHORD BEARING OF SOUTH 46 DEGREES 41 MINUTES 31 SECONDS WEST AND A CHORD LENGTH OF 91.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 51 DEGREES 57 MINUTES 07 SECONDS WEST, A DISTANCE OF 196.74 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 202.52 FEET, AN ARC LENGTH OF 73.14 FEET, A DELTA ANGLE OF 20 DEGREES 41 MINUTES 28 SECONDS, A CHORD BEARING OF SOUTH 62 DEGREES 17 MINUTES 51 SECONDS WEST AND A CHORD LENGTH OF 72.74 FEET TO A POINT: THENCE NORTH OF DEGREES OF MINUTES 57 SECONDS WEST, A DISTANCE OF 532.19 FEET TO A POINT; THENCE NORTH 20 DEGREES 22 MINUTES 02 SECONDS WEST, A DISTANCE OF 255.67 FEET TO A POINT; THENCE NORTH 60 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 269.25 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 285.52 FEET, AN ARC LENGTH OF 34.58 FEET, A DELTA ANGLE OF 06 DEGREES 56 MINUTES 22 SECONDS, A CHORD BEARING OF NORTH 55 DEGREES 10 MINUTES 13 SECONDS WEST, AND A CHORD LENGTH OF 34.56 FEET TO A POINT; THENCE NORTH 02 DEGREES 13 MINUTES 26 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT: THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 74.61 FEET, A DELTA ANGLE OF 19 DEGREES 25 MINUTES 54 SECONDS, A CHORD BEARING OF NORTH 82 DEGREES 30 MINUTES 29 SECONDS WEST AND A CHORD LENGTH OF 74.26 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 1.08 FEET, A DELTA ANGLE OF 00 DEGREES 08 MINUTES 39 SECONDS, A CHORD BEARING OF NORTH 72 DEGREES 51 MINUTES 51 SECONDS WEST AND A CHORD LENGTH OF 1.08 FEET TO A POINT; NORTH 19 DEGREES 17 MINUTES 46 SECONDS WEST, A DISTANCE OF 73.13 FEET TO A POINT; THENCE NORTH OO DEGREES 54 MINUTES 48 SECONDS WEST, A DISTANCE OF 878.11 FEET TO A POINT ON THE NORTHERLY LINE OF SAID REMAINING PORTION OF LOT 82 LT. AND THE SOUTHERLY LINE OF LOT 94 I.T.; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 935.00 FEET, AN ARC LENGTH OF 221.55 FEET, A DELTA ANGLE OF 13 DEGREES 34 MINUTES 35 SECONDS, A CHORD BEARING OF NORTH 83 DEGREES 05 MINUTES 37 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID REMAINING PORTION OF LOT 82 I.T., AND THE SOUTHERLY LINE OF SAID LOT 94 I.T., AND A CHORD LENGTH OF 221.04 FEET TO A NORTH CORNER OF SAID REMAINING PORTION OF LOT 82 I.T., AND A SOUTHEASTERLY CORNER OF SAID LOT 94 I.T. SAID CORNER BEING 60.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER: THENCE NORTH OO DEGREES : 07 MINUTES OF SECONDS WEST ALONG THE WESTERLY LINE OF SAID REMAINING PORTION OF LOT 82 I.T., AND AN EASTERLY LINE OF SAID LOT-94 I.T., A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF SAID REMAINING PORTION OF LOT 82 I.T., THENCE NORTH 89 DEGREES 52 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID REMAINING PORTION OF LOT 82 I.T., SAID LINE BEING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A Edward Carpens DISTANCE OF 1,386.86 FEET TO THE TRUE POINT OF BEGINNING, SAID PLANDING DEPARTURE . TRACT CONTAINS A CALCULATED AREA OF 2,369,137.30 SQUARE FEET (...... OR 54.39 ACRES, MORE OR LESS.



DATE January 21, 2002

TO Jason Reynolds, City Planning

FROM Sharon Theobald

(Ext. 7640)

SUBJECT DEDICATED EASEMENTS DN #74S-94E

Attached is the resubmitted Preliminary Plat for Heritage Lakes.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with blanket utility easements over all of the outlots.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

Please add, as a stipulation, the following:

Sharn Therball

Any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

Landscaping material selections within easement corridors shall follow established guidelines to maintain minimum clearance from utility facilities.

JAN 2 2 2002

ST/ss Attachment

c: Terry Wiebke Easement File

OFFICEFO/DEDEAS.F/m

Memorandum

To: Jason Reynolds, Planning

From Dennis Bartels, Engineering Services

Subject: Heritage Lakes Preliminary Plat and Special Permit

Date: January 31, 2002

cc: Roger Figard

Nicole Fleck-Tooze Lynn Johnson

Engineering Services has reviewed the preliminary plat and community unit plan for Heritage Lakes located between 91st and 98th Streets south of Pine Lake Rod and has the following comments:

- 1. Water The required water mains in Pine Lake Road and 98th Street per the annexation agreement are not shown.
- Sanitary Sewer Public Works has received construction plans for the sanitary sewer outlet system for this plat. These plans show sewers approximately 5' deeper than represented with the previously approved annexation agreement for this area and the Appian Way development.
- 3. Drainage and Grading The previously noted question raised about the sanitary sewer may require changes to the street grades and grading plan for this plat.

Storm sewer downstream from street sumps and the rear of the cul-de-sacs is not designed in accordance with design standards. A ten-year storm design is required.

A 54" culvert is shown as existing crossing.

It is not clear how detention from Basin A will be accomplished. Portions of the drainage basin will not drain to Detention Cell A and its outlet. Additional information is required.

Pine Lake Road serves as the emergency spillway for the detention shown south of pine Lake Road. Lots and building openings are shown below Pine Lane elevations. All openings in adjacent structures need to be above the Pine Lake Road low point.

4. Street System - The intersection of Glass Ridge Drive and Fischer Drive does not meet design standards. Fischer Drive intersects the inside of a horizontal curve less than 525'.

Jason Reynolds Page 2 January 31, 2002

Sight distance needs to be verified at all sign locations.

The lane alignments of Glass Ridge Road north to south across Glass Ridge Road are unsatisfactory. A 27' wide street in 60' of right-of-way is approved in Vintage Heights north of Pine Lake Road. The 16' wide median approaching Pine Lake Road needs to be removed. The potential for a similar problem exists at the intersection of Widgeon Lane and South 98th Street and must be addressed.

Pine Lake Road and South 98th Street adjacent to this plat must be paved in accordance with the annexation agreement for this area.

The traffic circle in Heritage Drive west of this plat does not comply with design standards. It is recognized that this traffic circle is beyond the limits of this plat.

Heritage Lake Drive is shown 27' wide in this plat transitioning to 33' wide west of the traffic circle. Due to the volume of traffic, Public Works anticipates using this street. We recommend that it be platted with a 66' right-of-way and 33' of paving west of Eider Court.

A 5' easement for right-of-way needs to be shown in Outlot D along 98th Street and Pine Lake Road within 1000' of the intersection.

5. General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system and public storm sewer system has been reviewed to determine if the sizing and general method of providing service is satisfactory. Design consideration including, but not limited to, location of water main bends around curved and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connecting storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

Date Printed: January 17, 2002

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A seperate set of plans for review and and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # DRF02007

Address

Job Description: HERITAGE LAKES

Location: HERITAGE LAKES

Special Permit: Y 1913
Preliminary Plat: Y 01004

Use Permit: N
CUP/PUD: N

Requested By: JASON

Status of Review: Approved

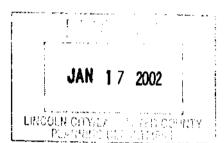
Reviewer: FIRE PREVENTION/LIFE SAFETY CODE BOB FIEDLER

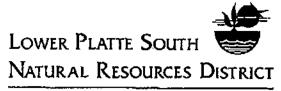
Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effictive March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments

Applicable NFPA National Fire Code Standards





3125 Portia St., Box 83581, Lincoln NE 68501-3581 (402) 476-2729 • FAX (402) 476-6454 www.lpsnrd.org

Memorandum

Date:

January 23, 2002

To:

Jason Reynolds, Planning Dept.

From: 🎾 ,

J.B. Dixon, Stomwater Specialist, Lower Platte South Natural Resources District

Subject

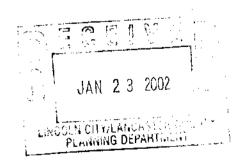
Heritage Lakes SP #1913, PP #01004

We have reviewed the Preliminary Plat of the project above. The Notice of Intent and the Stormwater Pollution Prevention Plan was submitted and reviewed in June of 2001. It was approved on June 20, 2001, SWPPPApproval Number CSW 01D014. The site is part of a very large-scale development, and compliance with the approved Erosion & Sediment Control Plan has, and will be monitored closely by our office.

If you have any questions, feel free to call.

JBD/jbd

pç; file





MICHAEL WOOLMAN < Ipd737@CJIS.CI.LIN COLN.NE.US >

cc: Subject: Heritage Lakes

To: Jason Reynolds < JReynolds@ci.lincoln.ne.us>

01/17/2002 09:42 AM

Jason,

The Lincoln Police Department has no objections to the Heritage Lakes SP 1913 & PP01004.

Michael S. Woolman Planning Sergeant Lincoln Police Department



Dennis L Roth

To: JReynolds@ci.lincoln.ne.us

cc:

Subject: re: Heritage Lakes

PROJ NAME: Heritage Lakes

PROJ NMBR: SP1913, PP010004

PROJ DATE:

01/14/02

PLANNER:

Jason

Finding NO duplicate/similar names in our geobase for the street name proposed in this project, other than those which are an extension of an existing street.

Dennis "denny" Roth, ESD II/CAD Admin. Emergency Communications 9-1-1 Center

Streets:

Eider Bay, Eider Ct, Eider Dr, Fischer Dr, Glass Ridge Dr, Heritage Lakes Dr,

Widgeon Bay, Widgeob La, S 97th St

Private Streets: S 94th Ct

LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT INTER-OFFICE COMMUNICATION

TO: Jason Reynolds DATE: 1/16/2002

DEPARTMENT: Planning FROM: Chris Schroeder

Jerry Hood

ATTENTION: DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director SUBJECT: Heritage Lakes

EH File SP #1913, PP #01004

EH Administration

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the site plan for the proposed Heritage Lakes subdivision with the following noted:

- Water supply will be the City of Lincoln public water supply.
- Sewage disposal will be the City of Lincoln collection system.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.
- Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and applications for burning within the 3-mile zone are unlikely to be approved.





To: Jason Reynolds, Planning Department

From: Mark Canney, Parks & Recreation MWC

Date: February 4, 2002

Re:

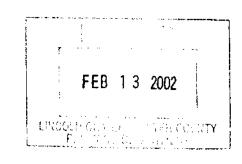
Heritage Lakes SP 1913 PP01004

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

- A trail connection is required from Glass Ridge Drive to the Underpass.
- All outlot areas are to be maintained by the developer and/or future home owners association.
- Cross section needs to be corrected to reflect the standards as defined in the Public Way Corridor cross section found on the Planning Department Website.
- 4. Anticipated grade separation crossing under Pine Lake Road in conjunction with Antelope Creek should be shown on plan.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.





February 13, 2002

Ms. Kathleen A Sellman Planning Department County - City Building 555 South 10th Street, Suite 213 Lincoln, NE 68508

Re: Heritage Lakes Preliminary Plat and Community Unit Plan

OA Project No. 2000-0862.01

Dear Ms. Sellman:

Following are our responses to your letter dated May 10, 21001 for the above referenced project. Each comment has been noted, revised or is not applicable with this new submittal.

1. An annexation agreement must be completed to satisfaction of the City, prior to scheduling this Preliminary Plat, Community Unit Plan, Annexation and Change of Zone on the Planning Commission agenda. The agreement must be signed prior to scheduling on the City Council agenda.

The annexation agreement has been completed.

2. Indicate any ownership or interest in the abutting land to the south and proposed street system and uses for that land.

The land south of the lake is owned by the Eiger Group. Proposed uses for property will be "planned residential".

3. 91st Street and Pine Lake Road are classified as a Public Way Corridors. Provide detailed information showing a cross section of the full width of the corridor, the location of the utilities, location of sidewalks, location of landscaping, the edge of the pavement, the medians and the turn lanes.

This is included in this submittal, 1/11/02.

4. Address the construction of the new alignment of 91st Street and Pine Lake Road, and the vacation of the existing 91st Street.

91st Street has been vacated. This was dedicated to the City by Kelvin Korver. South 91st is planned to be constructed in 2002.

5. Remove the "unassigned units and multi family units" designation from note 11. A multi-family site plan has not been proposed. A blanket "multi-family" designation without a specific site plan and design is not consistent with Chapter 27.65 of the Zoning Ordinance.

This has been revised with this submittal, 1/11/02.

6. Address how access will be provided to Lot 12, Block 1.

This has been revised with this submittal, 1/11/02.

7. Revise the "duplex lot" designation in notes 11 and 21 to read "attached single family" lot and identify them on the site plan.

This has been revised with this submittal, 1/11/02.

8. Remove note 15 and add a statement indicating that no portion of the building shall extend over the lot lines, and that the garage door openings shall be at least 22 feet from the sidewalk.

This comment refers to "Townhomes" which have deleted from this submittal, 1/11/02.

9. Combine notes 17 and 21.

This has been revised with this submittal, 1/11/02.

10. Address the landscaping and maintenance of the medians, submit a landscape plan for review.

This has been revised with this submittal, 1/11/02.

11. The proposed outlots do not meet the lot area, lot width or lot width to depth ratio requirements of the proposed zoning district.

We will be requesting a waiver for those outlots, if required.

Ms. Kathleen Sellman Page Three 13 February 2002

12. The subdivision identification signs appear to be located in sight triangles.

The signs have been located behind the sight triangles.

13. Address the phasing of the proposed plat, the installation of 91st Street, Pine Lake Road, 98th Street, and the coordination with the proposed commercial center to the west.

91st Street will be constructed in 2002 under an Executive Order. The construction of the drive east off of 91st Street will coincide with the proposed construction of Phase One, Heritage Lakes in 2002.

14. Revise the proposed plat to utilize consistent lot and block numbering as required by 26.15.015(f).

This has been revised with this submittal, 1/11/02.

15. Show the proposed sidewalks along Pinebrook Lane, S. 92nd Street, S. 94th Street and Oakbrook Lane. Provide a rationale why sidewalks should not be located on both sides of the street.

We are requesting a waiver for sidewalks only on one side of South 94th Court. All other streets have sidewalks on both sides of the street.

16. Revise the setback of Lot 1, Block 4 so that it is at least 20 feet from Heritage Lakes Lane.

This has been revised with this submittal, 1/11/02.

17. Figure 38 in the Comprehensive Plan shows a need for a trail in this vicinity. Revise the plans to show a trail connection satisfactory to the Mayor's Trails/Pedestrian Advisory Committee. The Parks and Recreation Department noted that the trail should parallel 91st Street to a connection point with a trail easement located westerly of Glass Ridge Drive. It would be desirable to thave the platform for the trail graded in conjunction with the site grading activities. The Parks Department requests the engineer to explore options to allow for a future potential trail underpass crossing of Highway 2 at 91st Street.

This submittal shows the trail on South 91st Street, 1/11/02.

18. Show a connection to the private pedestrian way behind Lots 13 through 18, Block 4, to the pedestrian way to the south.

This has been revised with this submittal, 1/11/02.

19. Show a connection to the private pedestrian way in the outlot in the vicinity of Lot 1 Block 3 to provide easier access to the lots on the north side of Fischer Road and the east side of S. 94th Street.

This has been revised with this submittal, 1/11/02.

20. Address access to the private pedestrian way to Lots 12 through 21, Block 2 and Lots 77 through 82, Block 4.

This has been revised with this submittal, 1/11/02.

21. Provide a road connection between Widgeon Court and Eider Court and between Eider Court and S. 94th Street to resolve the block length requirement. This will also eliminate the need for a waiver of the number of units allowed on a dead end street.

This has been revised with this submittal, 1/11/02.

22. Revise the plans to Indicate the Pinebrook Lane, S. 92nd Street, Oakbrook Lane and S. 94th Street are private roadways.

This has been revised with this submittal, 1/11/02.

23. You requested a Comprehensive Plan amendment to change the area from commercial to residential use. An amendment is not necessary as this area is already shown as Residential in the Southeast Lincoln/Highway 2 Subarea Plan, approved March 26, 2001.

Comment is noted.

24. Revise the plans to show how the rural water lines and easements will be abandoned to the satisfaction of the Rural Water District.

This has been revised with this submittal, 1/11/02.

25. Provide evidence that you have resolved the issues of costs associated with leaving the rural water service area.

No existing homes within this preliminary plat area are currently serviced with rural water.

26. Address the Army Corps of Engineers letter which indicated that the proposed project "could potentially impact wetlands and/or waterways under [their] jurisdiction and may require Department of the Army authorization."

A "404 Wetland Permit" has been obtained. (Impoundment - Nationwide Permit #43, NE-60-10784 & entire development - individual #NE-01-10474.)

Ms. Kathleen Sellman Page Five 13 February 2002

27. Provide the easements requested by LES and add the following as notes:
Any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

Olsson Associates have met with LES and coordination continues with grading and exact location of the relocated line.

28. Landscaping material selections within easement corridors shall follow established guidelines to maintain minimum clearance from utility facilities.

Comment is noted.

29. The Parks and Recreation Department noted that a neighborhood park will be needed to serve future residents. They suggested that the potential for a future neighborhood park be investigated in conjunction with the future development of the area east of 98th Street. The future park site would serve the limited number of residential lots associated with this application and future lots in the area to the east.

Comment is noted.

30. Revise the plans to show the designated street tree for S. 94th Street as Red Sunset Maple, not Sugar Maple.

This has been revised with this submittal, 1/11/02.

31. Revise the plat to show the required water mains in 98th Street and in 91st Street. The water main in Pine Lake Road is not existing as shown on the plans.

Comment is noted.

32. Revise the plans in coordination with LES, Peoples Gas and the City regarding the location of the plantings along 98th Street and Pine Lake Road. The proposed plantings for Pine Lake Road and S. 98th Street conflict with the utility easement. Sidewalks need to be shown on the landscape plan. Trees should be no closer than 5 feet from sidewalks/trails and no closer than 10' from relocated utilities.

Comment is noted.

33. Revise the landscape plan to denote which streets are private.

This has been revised with this submittal, 1/11/02.

Ms. Kathleen Sellman Page Six 13 February 2002

34. Revise the plans to show the abandonment of the water main easement that is shown along Pine Lake Road and along existing 91st Street if the water line in the easement is a rural water line.

Client is working with Rural Water to reduce the easement.

35. Address the phasing of the water mains in Pine Lake Road and 98th Street, the phasing of the plat and the potential for long dead end water mains.

This has been revised with this submittal, 1/11/02.

36. Revise the plans to address the sanitary sewer concerns of the Public Works Department. The Public Works Department noted that the trunk sewer alignment north of Heritage Lake Drive needs to be shown on the grading plan. It appears to be shown along the bottom of the ponding area of the detention pond. This is unsatisfactory. Locating the sewer in the side slopes of the detention pond/drainage ditch is also unsatisfactory. The exceptions to the design standards and the depth are satisfactory for the outlet sewer provided that the location questions are addressed satisfactorily.

Comment noted. Executive Order Trunk Sewer Plan is currently being reviewed by Public Works.

37. Address the Public Works comment that design standards require sanitary sewers to be located 15' from proposed buildings. The combination sewer and storm sewer easements shown must, therefore, be at least 35' wide or some other method to provide the 15' clearance.

This has been revised with this submittal, 1/11/02.

38. Revise the plans to meet design standards for the requirement for low flow liners, trickle channels, or underdrain pipes for the detention areas and open channels.

This has been revised with this submittal, 1/11/02.

39. Revise the plans to show provisions for emergency spillways for the detention and retention facilities. The grading shown is such that overflow from the facilities is not contained in specific areas and may flood lots unless grading is accomplished to prevent it.

This has been revised with this submittal, 1/11/02.

Ms. Kathleen Sellman Page Seven 13 February 2002

40. Design standards require that the design of the detention facilities be reviewed by Public Works prior to construction and certification be provided after construction.

Comment is noted.

41. Revise the plans to show the grades of 98th Street to match the proposed street grades.

Comment is noted.

42. Revise the plans to show all lots above the low point in Pine Lake Road. The Public Works Department noted that lots backing on Pond A4 are shown at or below the elevation of Pine Lake Road. If Pine Lake Road is to serve as the emergency spillway, all lots should be graded above the low point in the road.

This has been revised with this submittal, 1/11/02.

43. Revise the traffic circle in Heritage Lakes Drive. The traffic circle on Heritage Lakes Drive is shown with a private outlot in the center with an 8' × 10' sign in the outlot. This is contrary to design standards. Landscaping requirements require a maximum height of 24" for landscaping. The sign would violate this sight distance requirement.

The traffic circle has been revised.

44. Revise the plans to show a 150' centerline curve radius requirements for public and private streets. The Public Works Department objects to waiving the radius requirement. It appears the requirement can be met by adjusting the outlets and lots rather than using the outlots as the justification for the design exception. Private standards also require 150' radius. It appears that these radii can be designed at 150' or as a minimum closer to standard than submitted. As a minimum, all the private roads should at least be designed with 125' centerline radii.

This has been revised with this submittal, 1/11/02.

45. There are several traffic questions that affect this plat that need to be considered in relation to the traffic impact study and for the commercial zoning and office. This includes the location of the Glass Ridge Drive and Pine Lake Road intersection, the geometrics of the Heritage Lake Drive and 91st Street intersection, and the right-of-way that may be required, the paving cross-section of 98th and Pine Lake Road and accompanying right-of-way.

Traffic issues at these locations have been agreed upon as part of the annexation agreement.

46. Public Works recommends 60' of right-of-way be dedicated for 98th Street with an additional 5' of right-of-way or easement within 1,000' of the intersection.

Noted. This has been revised with this submittal, 1/11/02.

47. Block 1, Lot 12 should relinquish access to 91th Street and take its access to Heritage Lakes Drive.

This has been revised with this submittal, 1/11/02, Block 1, Lot 12 is not part of this preliminary plat.

48. Rename Eider Lane/Court/Bay, as it is too close to Elder St.

Comment is noted.

49. The Lincoln-Lancaster County Health Department comments are attached.

Comment is noted.

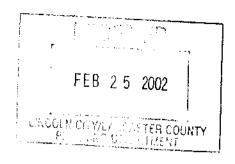
Due to design changes over the last ten months, we have delayed our response to your May 10th letter. Please call if you have any questions. Jason Reynolds has informed us that this project has been pulled from the February 20th Planning Commission meeting as all city departments have not had time to review our responses. However, our client is very eager to keep this process going and we will be quick to answer any questions you may have. With this letter, Jason indicated that we should be on the March 6th Commission agenda.

Sincerely,

Jack Lynch

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21 February 2002

Mr. Jason Reynolds Planning Department County - City Building 555 South 10th Street, Suite 213 Lincoln, NE 68508

Re: Heritage Lakes Preliminary Plat and Community Unit Plan

OA Project No. 2000-0862.01

Dear Mr. Reynolds:

Please include the following requested waivers to those itemized on our letter dated February 6, 2002:

- 1. A waiver to the Subdivision Ordinance Sec. 26.23.140 for minimum lot depth.
- 2. A waiver for lot areas and required yards.

Thank You,

Jack Lynch

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